

4.40 Special Historic Districts

4.401 Purpose. To protect certain areas of the City of Frankfort having significant historic or architectural character by granting the Architectural Review Board the power to review permits for all variances, conditional use permits, construction, demolition or moving of structures within the district.

4.402 Permitted Uses.

- A. Residential Uses:
 - 1) Single, detached dwelling
- B. Public/ Semi-Public:
 - 1) Churches
 - 2) Libraries and museums
 - 3) Charitable Indigent Limited Care Facility, provided that use shall comply with all criteria in Article 4.06 (20).

4.403 Conditional Uses.

- A. Public/Semi-Public:
 - 1) Day Care and child nursery (per Article 19 - RS District)
 - 2) Home occupations
 - 3) Parks and playgrounds
 - 4) Private clubs
 - 5) Schools
- B. Retail Sales, Services:
 - 1) Antiques
 - 2) Apparel and fabric
 - 3) Flower, gift, jewelry
 - 4) Specialty
 - 5) Restaurant
- C. Funeral Services
- D. Parking lots and parking structures
- E. Multiple dwellings and townhouses, attached
- F. Business and professional offices
- G. Two dwelling, semi-attached
- H. Mixed use of professional office use or retail uses on the first floor and residential use(s) on the second/third floors.
- I. Bed and Breakfast facility per Article 19

(amended 4-28-08)

4.404 Bulk and Density. Because of the wide range of existing density and lot sizes in older neighborhoods, no specific density or setbacks shall be established. Development and redevelopment shall be consistent with the character and density of the neighborhood. The bulk and density of new uses or structures shall be determined by the Architectural Review Board, with the exception to setbacks, which can be administratively approved for fences or walls; and for additions or accessory structures that meet the existing setbacks on the property.

4.405 Height requirements: maximum height is 45 feet.

4.406 Signs. One (1) non-illuminated or indirectly illuminated identification sign limited to one (1) for each street frontage not to exceed four (4) square feet in area and indicating only the name and address of the building and the name of the management. If free standing, the sign shall be set back from the street a distance of at least ten (10) feet from the curb line. Maximum height of free standing sign shall be eight (8) feet.

One (1) non-illuminated business for each tenant or lessee located on the premises, limited to two (2) square feet in area, mounted on the façade of the building and not projecting more than six (6) inches from the façade of the building unless otherwise approved by the Architectural Review Board.

4.407 Off-street Parking. In accordance to Article 12.

4.408 Design Criteria. The Special Historic Districts in Frankfort may be listed on the National Register of Historic Places as historic districts. Development and Redevelopment shall observe the following design criteria:

- A) Assure the continuity of architectural styles, building mass and density, as well as the overall character of the area.
- B) Protect the open space and landscape features of the district.
- C) Conform to the applicable requirements of Article 17 of this ordinance.

4.409 Bonuses for New Construction. To encourage new construction compatible with the intent of the district the following bonuses may be granted:

- A. For providing off street parking within a building but not long frontage of a retail street, lot coverage permitted may increased to 100% and the area devoted to parking shall not be included in determining the floor area ratio (F.A.R.).

- B. For providing pedestrian plazas or landscaped or open spaces in interior courts or along the Kentucky River, height may be increased twenty five percent (25%) and F.A.R. may be increased to 4.0.
- C. For providing retail facility on street frontage of office or residential structures, the F.A.R. may be increased to 4.0.